



**CITY OF MONROE
PLANNING COMMISSION MINUTES
OCTOBER 27, 2014**

The meeting of the Monroe Planning Commission was scheduled for **October 27, 2014** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Commissioner Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Christina Lavelle called the roll. The following were:

Present: Commissioner Tuttle, Commissioner Rodland, Commissioner Kristiansen, Commissioner Stanger, Commissioner Sherwood, and Commissioner Duerksen.

Excused: Commissioner Jensen

Staff Present: Public Works Director Brad Feilberg and Planning Commission Secretary Christina Lavelle.

CITIZEN COMMENT

None

APPROVAL OF MINUTES

None

WORKSHOP

A. Impact Fee Waivers

An interim ordinance was adopted by the City Council on June 24, 2014, eliminating the impact fee waiver provisions from the Monroe Municipal Code. These interim regulations expire on December 24, 2014. Discussion of new waiver regulations to replace interim regulations to provide for continuation of impact fee waivers for low income and/or transitional housing.

Public Works Director Feilberg summarized the impact fee waivers:

- Utility Capital Fees include the Water System Capital Improvement Charge and Treatment Facility Reserve Capacity Charge collected from new development and current waivers for homeless transitional housing.
- Impact Fees include impacts to schools, parks and transportation facilities and include waiver provisions for low income and transitional housing. He discussed the current interim impact fee ordinance repealing fee waivers that will sunset December 24, 2014. The interim ordinance will revert to previously allowed waivers if no further action is taken.

- Four alternative actions and their resulting effects on fee waivers were presented, including 1) Do nothing; 2) Adopt waivers based on RCW 82.02.060 (3) (80% option); 3) Adopt waivers based on RCW 82.02.060(3) (100% option, no cap); and 4) Adopt waivers based on RCW 82.02.060(3) (100% option, with cap).
- Public hearing is scheduled for November 10, 2014.

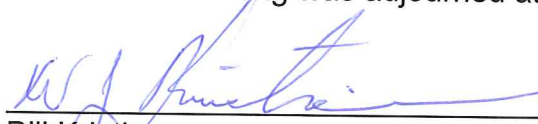
The **Commission** discussed the options and reached consensus for Option 4. Commissioners noted that school impact fees should revert to the previous waiver criteria.

DISCUSSION BY COMMISSIONERS AND STAFF

Discussion included an update on Walmart. Also noted was the Comprehensive Plan joint meeting of City Council, Parks Board, Planning Commission and Citizen Advisory Committee is rescheduled for the November 13, 2014, 7:00 pm at Park Place Middle School.

ADJOURNMENT

Commissioner Sherwood moved to adjourn the October 27, 2014 Planning Commission meeting. Motion seconded by **Commissioner Duerksen**. Motion carried 6/0 and the meeting was adjourned at 7:35 p.m.



Bill Kristiansen
Chairman

Christina LaVelle
Planning Commission Secretary